

# ST. JOHNS COUNTY

## Planning & Zoning

### PLANNING & ZONING BOARD

Greg Matovina                      Zach Miller  
Meagan Perkins                    Elvis Pierre  
Dr. William McCormick          Jack Peter  
Dr. Richard Hilsenbeck



### REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Forrest E. Cotten, Director of Growth Management  
Christine Valliere, Assistant County Attorney

Thursday, August 19, 2021 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, August 19, 2021 1:30:00 PM in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Planning and Zoning Agency and further subject to proper notice requirements as may be required for individual agenda items.**

- Call meeting to order.
- Pledge of Allegiance
- Reading of the Public Notice statement.
- ZVAR 2021-09 Cheek Detached Garage Variance – request to postpone to PZA 9/2/21.
- Approval of meeting minutes for PZA 1/21/21 and PZA 2/18/21.
- Public Comments.

### AGENCY ITEMS

**Presenter - James G. Whitehouse, Esq., St Johns Law Group**

**Staff - Teresa Bishop, AICP, Planning Division Manager**

#### **District 1**

- 1. NZVAR 2021-07 Circle K - Race Track Road Signage.** Request for a Non-Zoning Variance to Section 7.02.04.G of the Land Development Code to allow for the placement of digital fuel pricing signs on the edge of the fuel canopy, specifically located at 1055 St. Johns Parkway.

**Presenter - Berlinda & Michael Crooms, applicant**

**Staff - Marie E Colee, Assistant Program Manager**

#### **District 2**

- 2. ZVAR 2021-21 Crooms Zoning Variance.** Request for a Zoning Variance to Land Development Code, Table 6.01 to allow a Second Front Yard setback of 12' in lieu of 20' required together with an additional Front Yard setback of 8' in lieu of the 20' required for a Corner Through Lot in Residential, Single Family (RS-3) zoning to accommodate placement of a manufactured/mobile home.

**Presenter - Berlinda & Michael Crooms, applicant**

**Staff - Marie E Colee, Assistant Program Manager**

**District 2**

3. **SUPMIN 2020-01 Crooms Mobile Home.** Request for a Special Use Permit to allow a Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Land Development Code, Section 2.03.08.

**Presenter - Jared I. Loucel, Esq., Law Offices of Jared I. Loucel, P.A.**

**Staff - Saleena Randolph, Planner**

**District 4**

4. **ZVAR 2020-08 Dent Residence (382 N Roscoe Blvd).** Request for a Zoning Variance to Land Development Code Table 6.01 to allow a Front Yard setback of 15 feet in lieu of the 25-foot requirement in Residential, Single Family (RS-3) zoning to accommodate construction of a residential home, specifically located at 382 N. Roscoe Blvd.

**Presenter - Michael Gwiazda**

**Staff - Benjamin Bennett, Planner**

**District 3**

5. **ZVAR 2021-15 Island Prep Covered Walkway.** Request for a Zoning Variance to Table 6.01 of the Land Development Code to allow a Side Yard setback of zero (0) feet in lieu of the 10-foot requirement in Commercial General (CG) zoning to accommodate for the installation of a covered awning over an existing concrete pathway that connects two separate buildings used by a private school.

**Presenter - Brittany and Jarrod Anderson, owners**

**Staff - Marie E Colee, Assistant Program Manager**

**District 2**

6. **SUPMIN 2021-05 Anderson Mobile Home - 7063 3rd St..** Request for a Special Use Permit to allow for the replacement of an existing Manufactured/Mobile Home as a residence in Residential, Single Family (RS-3) zoning, pursuant to Section 2.03.08 of the Land Development Code.

**Presenter - Timothy Holt**

**Staff - Valerie Stukes, Senior Planner**

**District 3**

7. **REZ 2021-13 297 Henry Street.** A request to rezone approximately .48 acres of land from Residential, Mobile Home (RMH) to Commercial Neighborhood (CN) to allow for a financial planning office, specifically located at 297 Henry Street.

**Presenter - Ellen Avery Smith, Esq.; Rogers Towers P.A.**

**Staff - Jacob Smith, Senior Planner**

**District 1**

8. **DRI MOD 2021-02 Twin Creeks DRI.** Request to amend the Twin Creeks DRI to modify Special Condition 27 to allow private sector development of workforce housing on the 13-acre parcel, revise Special Condition 30 to reflect the dedication of 2.78 acres to the St. Johns County School Board, revise the land use total in General Condition 2, extend phasing and build-out dates based on legislative extension orders, and update biennial monitoring reports.

- Staff Reports
- Agency Reports
- Meeting Adjourned

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32085, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Planning and Zoning Agency or the Board of County Commissioners is needed, such arrangements must be made at least twenty-four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.